

# CITY COUNCIL COMMUNICATION

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**Meeting Date:** January 13, 2004      **Item Number:** RS-9D

**Subject:** Paramount Village Community Association  
Stormwater Detention Facility Maintenance Agreement

**Type of Item:** General Business      **Time for Presentation:** 5 min

**Presented By:** Phil DeVecchio, Community Development Director (ext. 8318) *Phil*  
Nick Wolfrum, City Engineer (ext.8307)

**Suggested Action:** Review approve maintenance agreement with Paramount Village Homeowners Association

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## Background

At its October 7th meeting, the City Council directed staff to prepare an agreement that would obligate the City to take on perpetual maintenance of the lift station associated with the detention pond for Paramount Village subdivision. The City would also be responsible for the cost to improve the existing trash rack covering the storm drainage inlet. Paramount Village Homeowners Association would be responsible for ongoing maintenance and ownership of the detention pond and lift station including the pumps and trash rack as well as maintaining the detention pond grounds including clearing debris from the trash rack, mowing grass and maintaining landscaping and the sprinkler system.

Attached to this communication is the draft agreement proposed by the City Attorney's office outlining the respective responsibilities for Council's review and consideration.

As was mentioned at the October 7th Council meeting, lift stations (private or public) are not normally utilized in the City's storm drainage system, however, Target utilizes a lift station because of the depth of the detention site and the relatively shallow existing outfall system. The Renaissance Development located west of Airport Road and north of Clover Basin Drive has a lift station associated with that overall drainage system; however, the lift station does not lift the surface run-off, but is necessary to lift the flows from the underdrain system that carries ground water away from basements. In all of these cases as well as Paramount Village, the condition of approval was based on the requirement that ownership and ongoing maintenance be with the private property owners and is not a public improvement that City would ultimately be responsible to maintain. While the Paramount Village detention pond is unique for a residential development in that it requires a mechanical lift station, other homeowner associations throughout the City have responsibility for detention facilities, walkways, open space and for numerous irrigation systems and other similar types of private systems that require ongoing maintenance and ultimate replacement.

The general concerns that were expressed by the neighborhood have included the cost and difficulty of dealing with the mechanical aspect of the lift station, mowing and maintaining the relatively steep side slopes on the detention pond, and trash that gets into the detention pond which has on occasion plugged the inlet pipe to the lift station, or has gotten into the pump system itself and caused problems.

The lift station is critical to the operation of the drainage system because the elevation of the outfall storm sewer is higher than several sections of street in the development which would cause street flooding if the system failed in a major storm event. The design of the development did, however, require that the ground floor elevations of all the residences be set at an elevation above which any flooding would occur. Therefore, the flows would top over into 17<sup>th</sup> Avenue and other adjacent streets before reaching that elevation. The lift station was also designed and constructed with two pumps, so that one operates as a back up system.

The attached agreement drafted by the City Attorney makes the City of Longmont responsible for the perpetual maintenance of the lift station pumps and replacement of the trash rack. The estimated costs for this option would be a one-time cost of approximately \$5,000 for replacement of the trash rack, an annual cost of approximately \$2,000 for lift station monitoring and maintenance, plus potential future costs for pump replacement which could be up to \$20,000 if both pumps need to be replaced. This increased cost is based on a more detailed analysis performed by our Water/Wastewater Department staff who have had experience in dealing with similar pump systems.

The costs to cover the perpetual maintenance of the Paramount Village lift station would come from the Storm Drainage Utility, which is funded by monthly user fees assessed to all utility customers within the City.